

Building Missouri's Legacy

REVENUE BOND PROJECT

Lewis and Clark State Park



MISSOURI STATE PARKS

Missouri Department of Natural Resources

PO Box 176

Jefferson City MO 65102

mostateparks.com

01/21



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Improved campsites include concrete pads, 50-amp electric, sewer and water hookups.



Lewis and Clark State Park CAMPGROUND UPGRADE PROJECT

Lewis and Clark State Park is a popular camping park in northwest Missouri. The campground is experiencing more use and requests for additional amenities, such as 50-amp electric, water and sewer hookups. The proposed project is to convert 20 campsites at Lewis and Clark State Park to offer the additional amenities of 50-amp electrical services, sewer and water connections. A small precast showerhouse is included in the proposal.

The annual revenue anticipated from the upgraded campsites will be \$117,000 (See Example B). Revenue is estimated using current sewer/electric/water rates and the average occupancy of comparable sewer/electric/water campsites at other state parks (See Example A). The cost of the project is estimated at \$2.3 million (See Example C), with a length of payback (not including interest) estimated to be approximately 20 years.

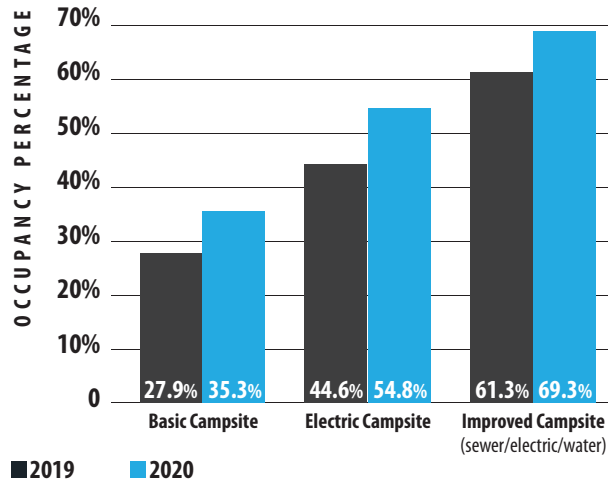
This project is eligible for a Land and Water Conservation Fund grant which would reduce the length of payback. A portion of this project (\$385,567) could be eligible for a subsidized loan or grant through the Clean Water State Revolving Fund (CWSRF). The CWSRF loan or grant could offset costs associated with the wastewater components of the project. More information needs to be gathered to determine eligibility and specific offset potential.

A. WHY PURSUE THIS PROJECT?

State park visitors continue to request additional campsites and increased campsite amenities. User data shows that campsites with these amenities have the highest occupancy and visitors stay longer.

In response to user demand and age of existing infrastructure, the project is expected to be well-received and attractive to park visitors, while providing revenue opportunities to the park.

The graph below reflects percentage of nights occupied by site type. Information is based on sites available on more than 300,000 nights sold and approximately 1 million overnight guests.



B. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

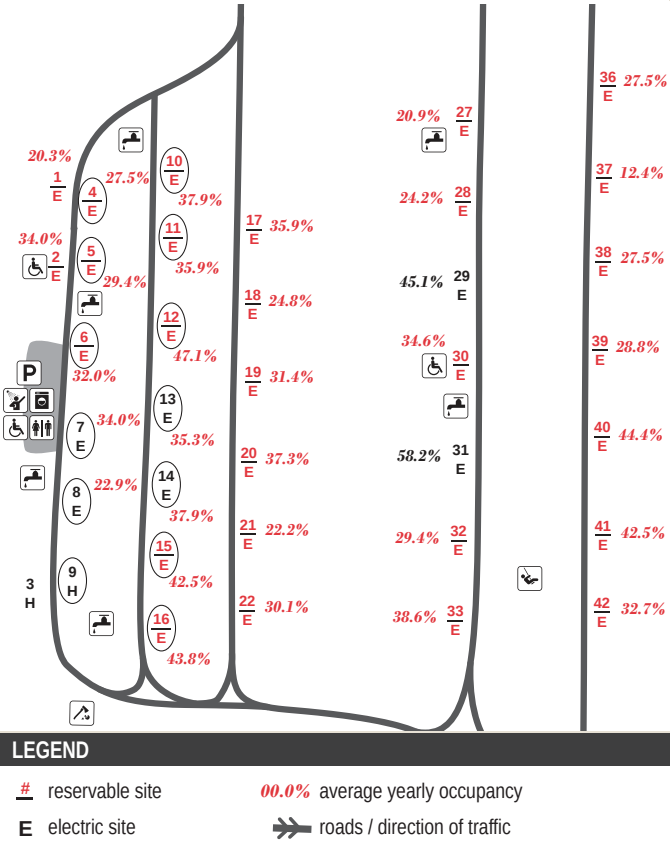
Electric campsites rent for \$23 a night; sewer/electric/water campsites rent for \$37 a night, an increase of \$15 per night, per campsite. The increased occupancy and increased rate, as a result of improving the campsites, will generate more than \$117,000 annually in additional revenue.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE

Number of Renovated Campsites	20
Rate Per Night	\$37
Average Annual Revenue Generated	\$137,802
Less Revenue of Existing Sites	(\$20,294)

TOTAL APPROXIMATE REVENUE GENERATED \$117,508

The map below is a portion of Lewis and Clark State Park's campground map, depicting the average percentage of occupancy per site for 2018, the most recent year it was operational before flooding.



C. WHAT IS THE COST OF THESE IMPROVEMENTS?

Campground renovation projects with full hookup average \$55,000 per campsite. This includes the total cost of water, sewer, roads and electrical service.

ESTIMATED COSTS TO RENOVATE A CAMPGROUND TO IMPROVED, FULL HOOK-UP SITES

Construct 20 Campsites	\$1,671,000
Site Work	\$563,541
Design and Bidding	\$211,875
15% Contingency	\$250,650

TOTAL PROJECT COST \$2,319,192